

Municipal Clerk  
Atlanta, Georgia

06-*R*-0586

CDP-06-24

A RESOLUTION:

BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

**A RESOLUTION AMENDING THE 1993 SUMMERHILL URBAN REDEVELOPMENT PLAN TO INCORPORATE THE LAND USE, ZONING, AND DEVELOPMENT OPPORTUNITIES UPDATE; TO RESCIND CONFLICTING RESOLUTIONS; AND FOR OTHER PURPOSES.**

**WHEREAS**, in October, 1993, the City of Atlanta has approved the Summerhill Urban Redevelopment Plan in accordance with the State Redevelopment Powers Law; and

**WHEREAS**, based on the mayor's economic development plan on the six Economic Development Priority areas, an update for land use, zoning, and development opportunities is deemed necessary for the redevelopment plan; and

**WHEREAS**, under the direction of the Bureau of Planning an update of the redevelopment plan in terms of land use, zoning, and development opportunities has been developed based upon the direct input of the residents, property/business owners and other stakeholders in the Summerhill Urban Redevelopment Plan area; and

**WHEREAS**, the City Council wishes to adopt said update as a guide for future development.

**NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES:**

**SECTION1:** That the Summerhill Urban Redevelopment Plan Update, a copy of which is attached hereto as Exhibit A, is hereby adopted by the City Council of the City of Atlanta, Georgia.

**SECTION2:** That all resolutions and parts of resolutions in conflict herewith are hereby repealed to the extent of the conflict.

A true copy,

  
Deputy Clerk

ADOPTED by the Council  
APPROVED by the Mayor

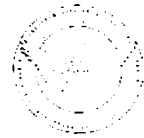
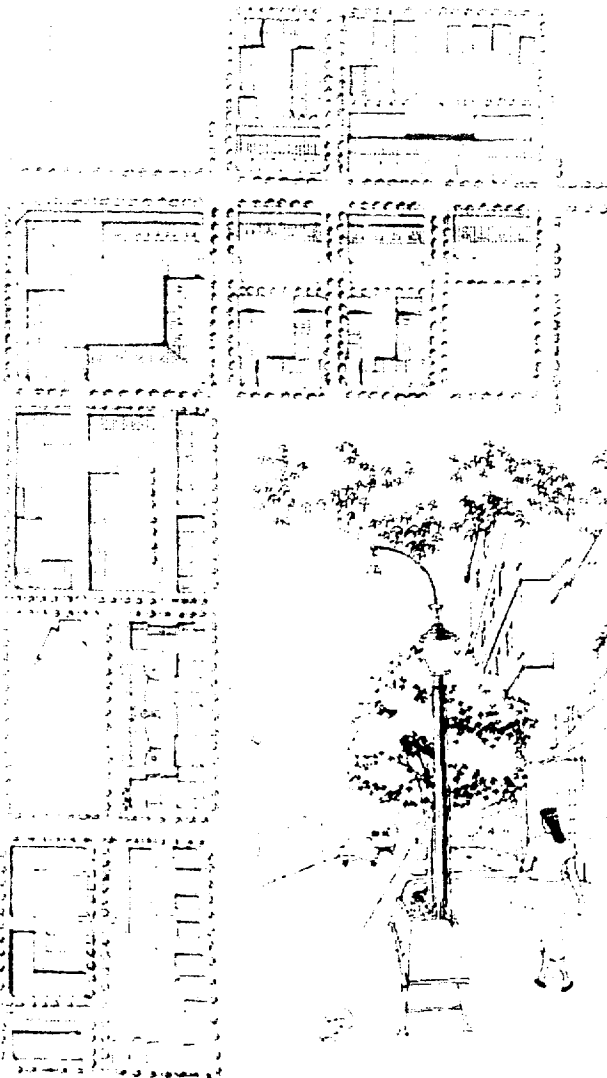
Mar 20, 2006  
Mar 28, 2006

# **SUMMERHILL**

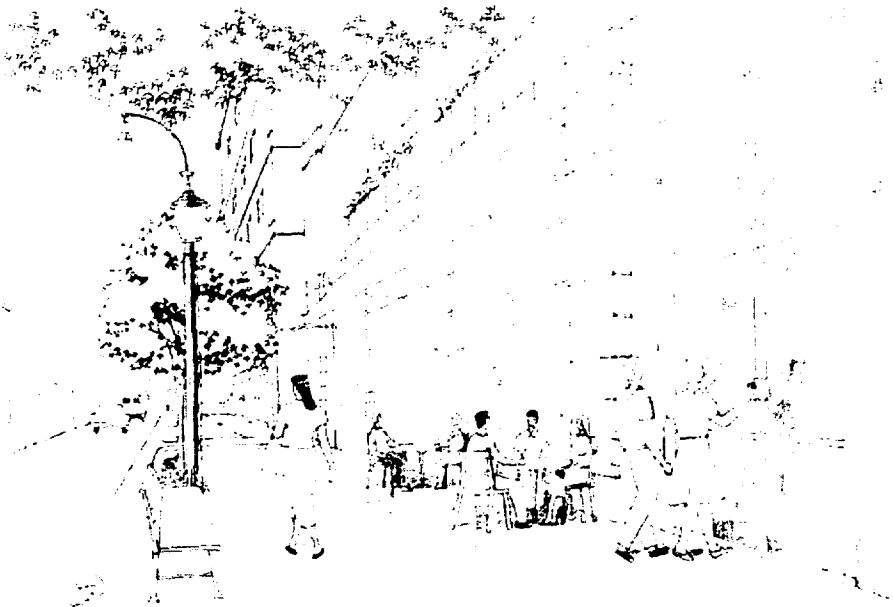
## **URBAN REDEVELOPMENT PLAN (1993) UPDATE**

**LAND USE, ZONING CHANGE, AND DEVELOPMENT OPPORTUNITIES**

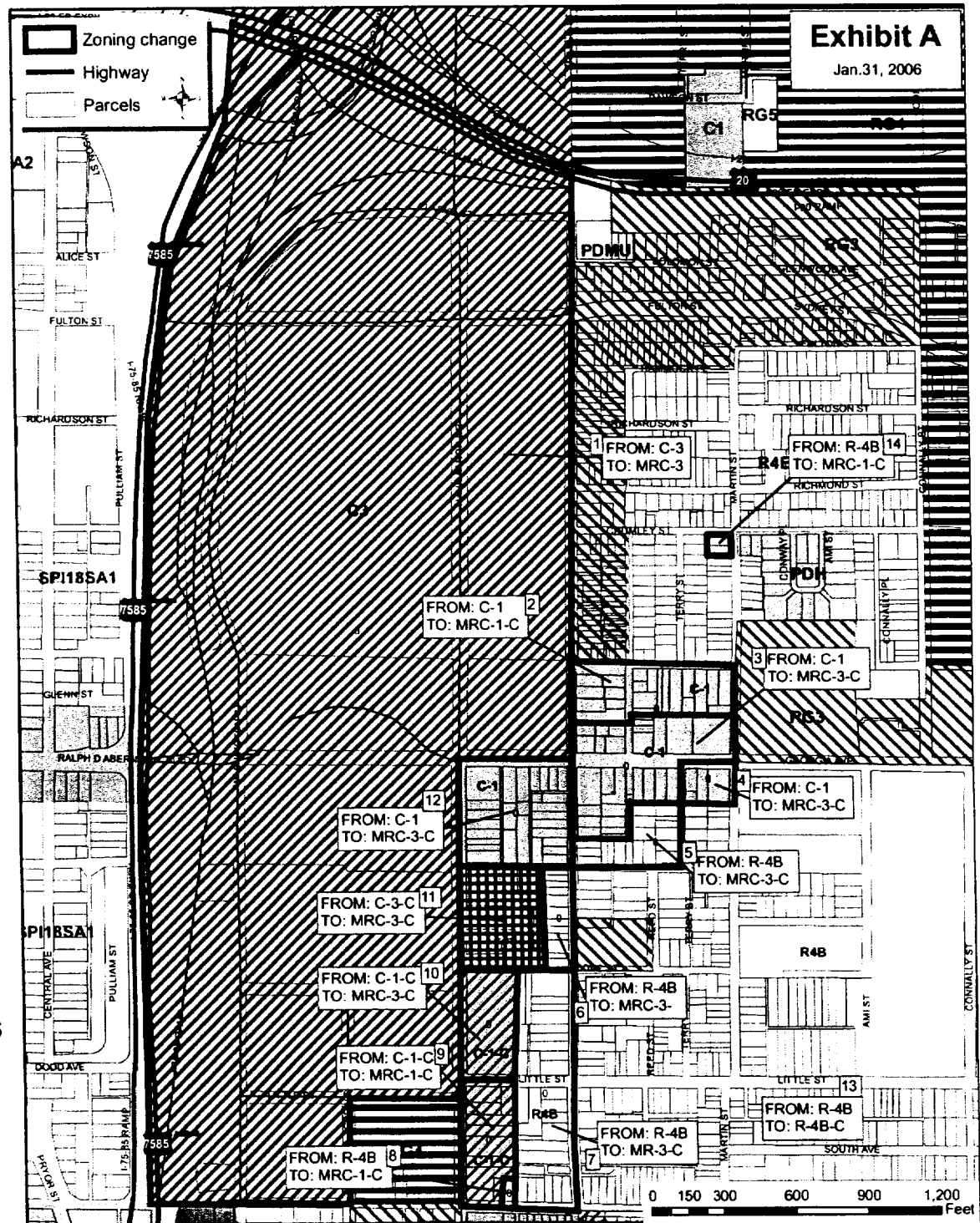
**Report**



**City of Atlanta**  
**February, 2006**



February 2006

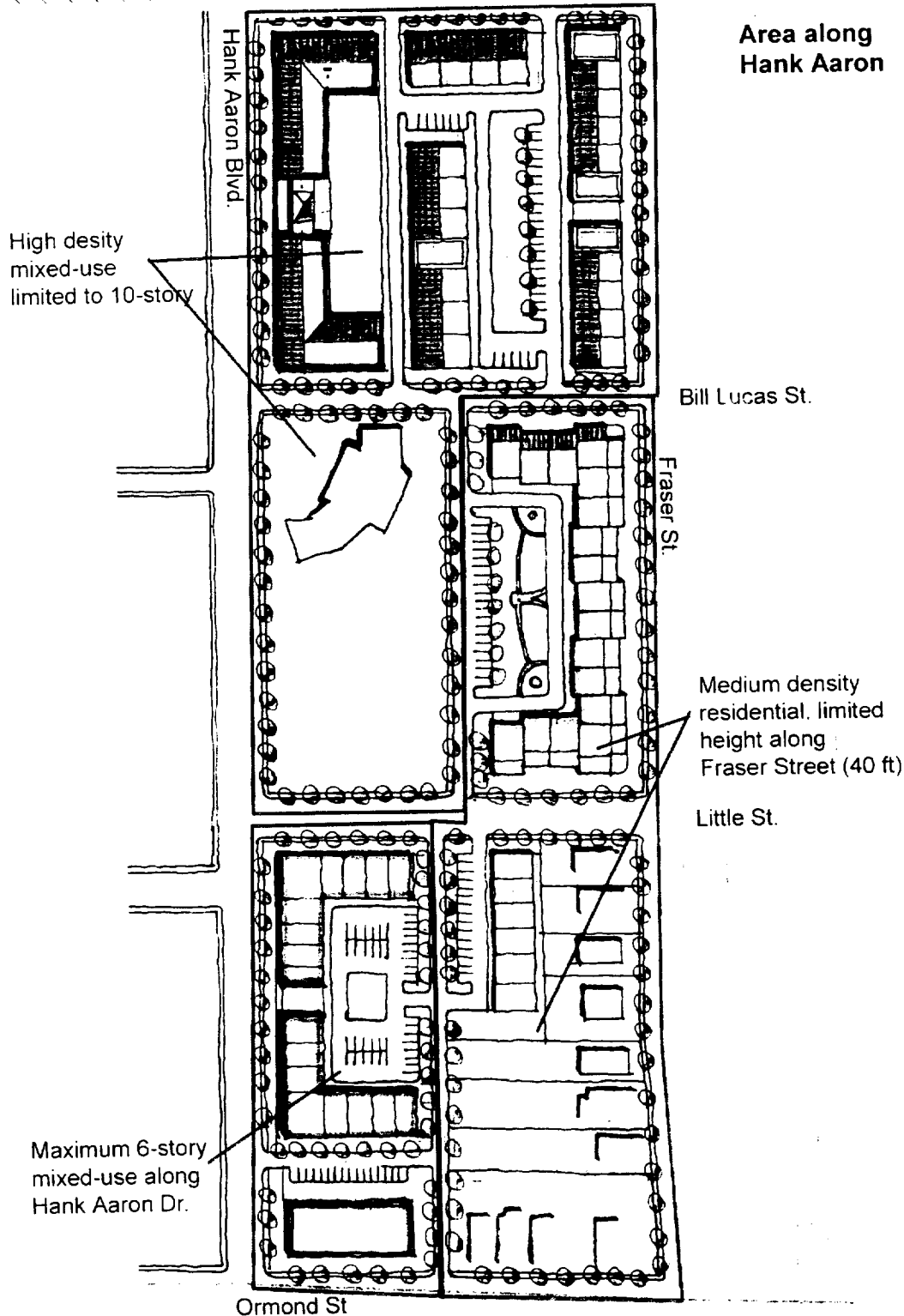


**City of Atlanta in collaboration with Summerhill Neighborhood**



# SUMMERHILL REDEVELOPMENT PLAN UPDATE

## Land Use, Zoning, and Development Opportunities



Area along  
Hank Aaron

Bill Lucas St.

Medium density  
residential, limited  
height along  
Fraser Street (40 ft)

Little St.

Ormond St

### Redevelopment

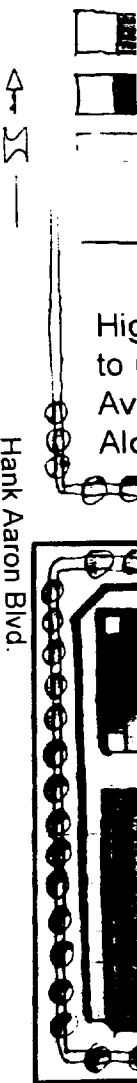
#### Georgia Avenue:

- Medium density
- Low to medium density
- Medium density

#### Hank Aaron:

- High-density residential
- Medium density
- Medium density

#### Area along Georgia Avenue



## Concept

residential with ground floor retail along Georgia Ave.  
density mixed-use or residential on the back ap-  
angle-family district

red-use from Georgia Ave. to Little St. — no higher

mixed-use fronting Hank Aaron from Little St. to Or-  
gher than 6 stories

residential along the west side of Fraser St.. from Bill  
mond St.



gia

Multi-family Residential

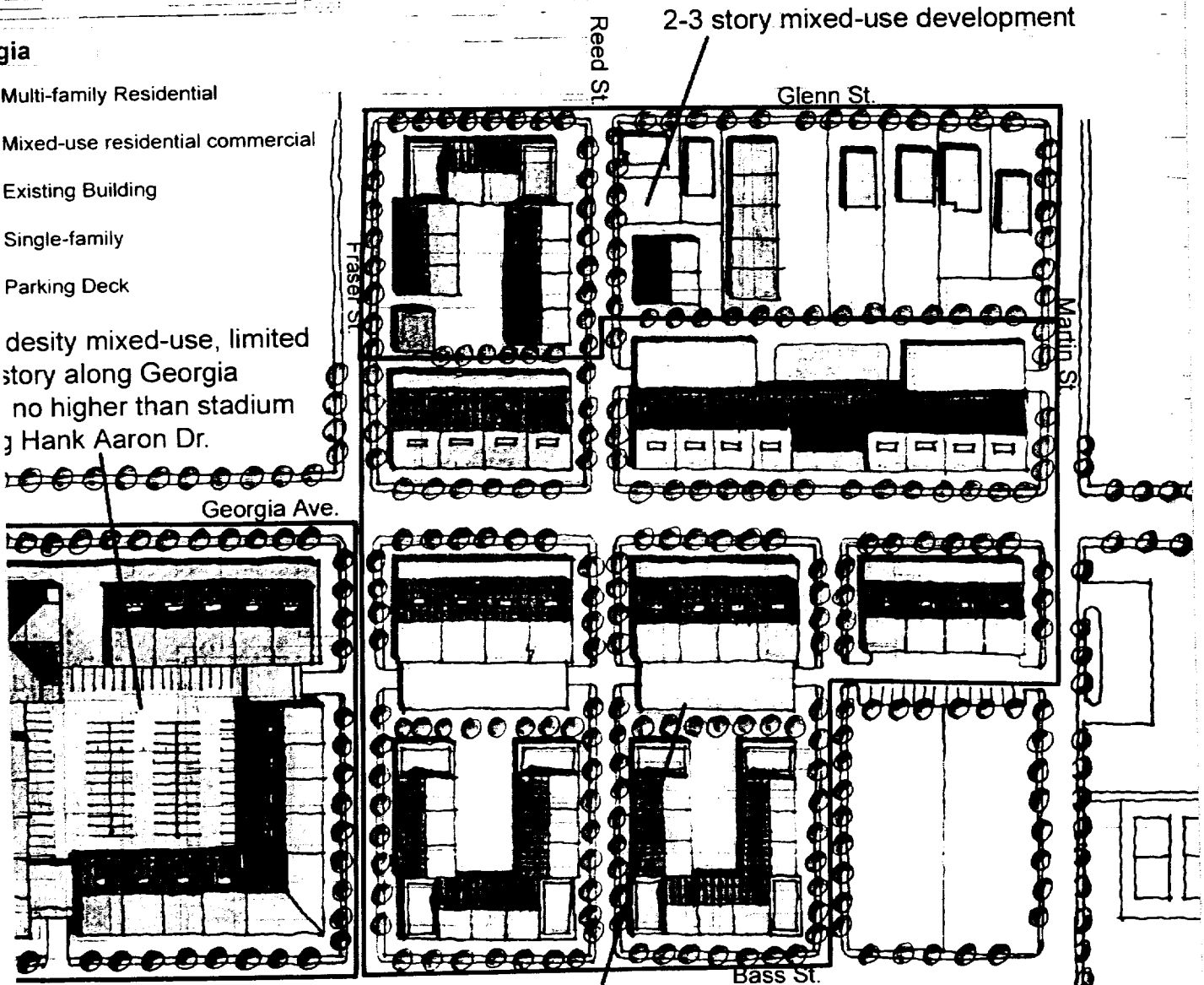
Mixed-use residential commercial

Existing Building

Single-family

Parking Deck

desity mixed-use, limited  
story along Georgia  
no higher than stadium  
g Hank Aaron Dr.

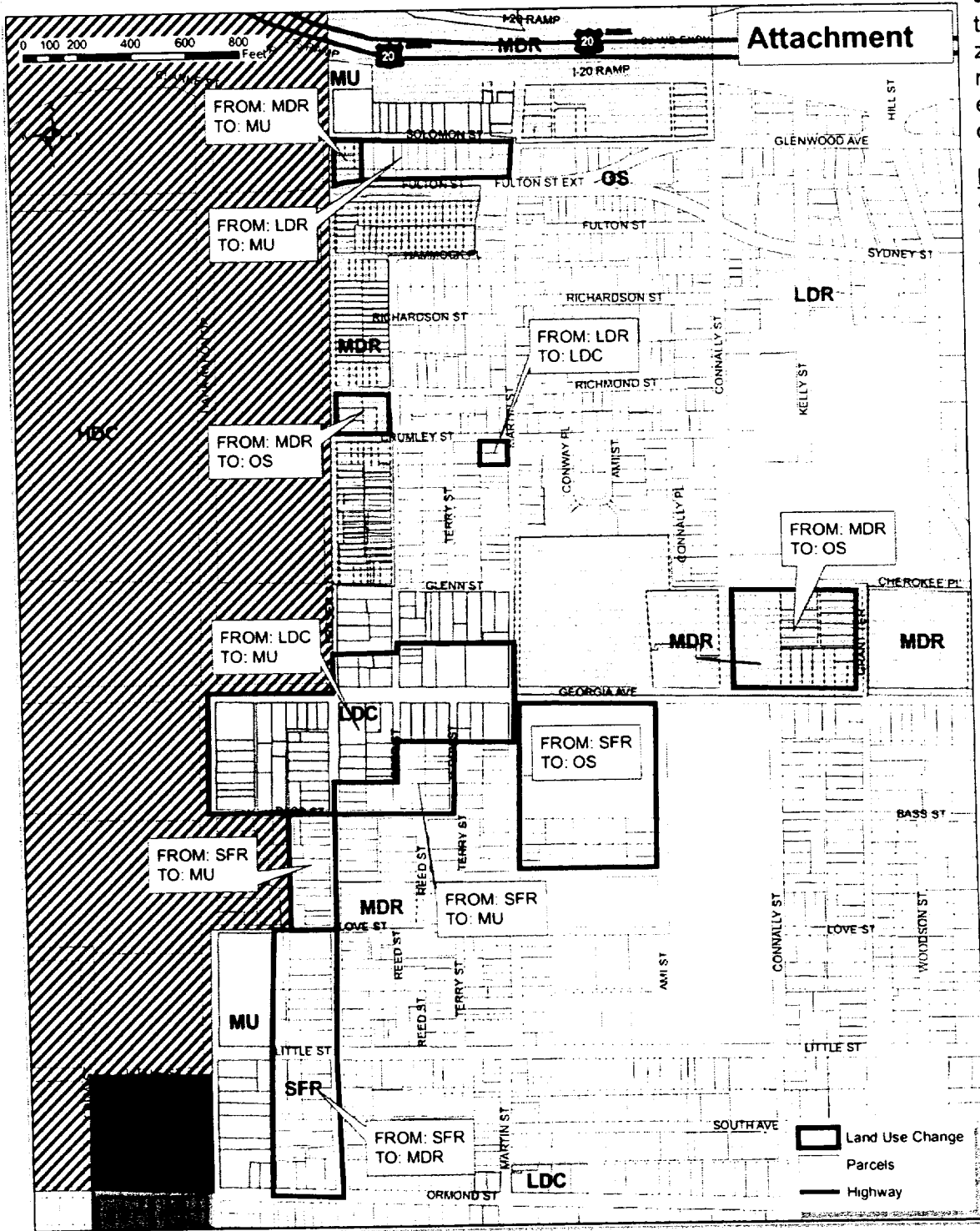


6-story mixed residential commercial development,  
limited height on the south side where adjacent to single family residences

## Recommendations

### Zoning:

- Use Quality of Life zoning when applicable to encourage good architectural design and pedestrian oriented environment. (MRC-1-C, MRC-3-C, and MR-3-C are recommended, C represent conditions)
- Condition on building height, density, and uses, etc. to guide and control new development and make sure it addresses the Summerhill neighborhood characters



- Add condition to existing R-4B zoning to avoid narrow houses and ensure minimum design standards.

### Land Use:

- Land uses changed when zoning change proposed.
- Change a few existing land uses that are not consistent with existing zoning on the ground.

### Economic Development Programs/Tools

- For development at a critical mass
  - Tax Allocation District
  - Urban Enterprise Zone, Opportunity Zone
  - Urban Residential Finance Authority
- Entrepreneurs and small businesses
  - Atlanta Renewal Community
  - CDBG program
  - Georgia Business Expansion and Support Act
- Housing rehabilitation and repair
  - City of Atlanta, Bureau of Housing

For more information, please contact Jia Li at (404)-330-6961, [jli@atlantaga.gov](mailto:jli@atlantaga.gov); or Garnett Brown at (404)-330-6724. Visit our website: [http://www.atlantaga.gov/government/planning/smh\\_ppl.aspx](http://www.atlantaga.gov/government/planning/smh_ppl.aspx)

RCS# 122  
3/20/06  
1:25 PM

Atlanta City Council

## REGULAR SESSION

CONSENT I                  CONSENT I PG(S) 3-20 EXCEPT 06-R-0653  
                                      06-R-0676 06-R-0681  
  ADOPT

YEAS:	11
NAYS:	0
ABSTENTIONS:	0
NOT VOTING:	3
EXCUSED:	0
ABSENT	2

Y Smith	B	Archibong	Y Moore	Y Mitchell
Y Hall	NV	Fauver	Y Martin	NV Norwood
Y Young	Y	Shook	Y Maddox	B Willis
Y Winslow	Y	Muller	Y Sheperd	NV Borders

CONSENT I

(Do Not Write Above)

A RESOLUTION  
BY: COMMUNITY DEVELOPMENT AND  
HUMAN RESOURCES COMMITTEE

A RESOLUTION AMENDING THE 1993  
SUBETERHILL URBAN REDEVELOPMENT PLAN  
TO INCORPORATE THE LAND USE, ZONING,  
AND DEVELOPMENT OPPORTUNITIES  
UPDATE; TO RESCIND CONFLICTING  
RESOLUTIONS; AND FOR OTHER PURPOSES.

PROPOSED BY  
MAR 20 2006  
COUNCIL

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER
- ☐ PERSONAL PAPER REFER

Date Referred  
Referred To:  
Date Referred  
Referred To:  
Date Referred  
Referred To:

First Reading

Committee  
Date  
Chair  
Referred To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

3/14/06

Members

*[Signature]*

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Refer To

FINAL COUNCIL ACTION

- ☐ 2nd
- ☐ 1st & 2nd
- ☐ 3rd
- ☒ Consent
- ☐ V Vote
- ☒ RC Vote

CERTIFIED

MAR 20 2006

*[Signature]*  
MAR 20 2006  
MUNICIPAL CLERK

MAYOR'S ACTION  
APPROVED

MAR 28 2006

*[Signature]*  
MAYOR